





Fellcroft

Post Knott, Kendal Road, Bowness-on-Windermere, Cumbria, LA23 3FB

A spacious 4 bedroomed detached bungalow, set in approximately 0.82 of an acre and close to the amenities of Bowness on Windermere, with panoramic views to Lake Windermere and the fells beyond.

Quick Overview

- 4 bedroomed detached bungalow
- 3 reception rooms and 3 bathrooms
- Quiet yet convenient location
- Large garden
- Panoramic views of Lake Windermere and the Lakeland fells
- Close to amenities
- In good decorative order
- Suitable as a permanent home, 2nd home or holiday let
- Garage and off road parking
- *Superfast Broadband speed of 80mbps available





Location

From the centre of Bowness leave the village opposite St Martins Church onto Kendal Road and follow the road out for just less than 0.5 miles bearing left after Brackenrigg onto Post Knott. Carrying on bearing right and follow the road round and Fellcroft can be found on your right hand side.

Hidden away from the crowds, it's less than a 5 minute walk into the village.

Welcome

A delightful detached bungalow situated close to the amenities of Bowness On Windermere yet set in a peaceful location. This 4 bedroomed bungalow has panoramic views of Lake Windermere and the Lakeland fells. Tastefully decorated the property was extended and remodelled in 1995 to include a sitting room and integral garage.





Ground Floor

Specifications

Living Room
28' 10" max x 20' 0"
max (8.79m x 6.1m)

Dining Room
13' 11" max x 13' 1"
max (4.24m x 3.99m)

Kitchen/Breakfast Room
22' 9" max x 11' 9"
max (6.93m x 3.58m)

Sitting Room
16' 9" x 14' 2"
(5.11m x 4.32m)

Garage
24' 5" x 13' 5"
(7.44m x 4.09m)

Store Room 1
16' 11" x 6' 2"
(5.16m x 1.88m)

Store 2 (wine store)
21' 3" max x 6' 10"
max (6.48m x 2.08m)

This spacious bungalow provides excellent accommodation and comprises of entrance hall, living room which is a very large room with feature semi-circular wall which is dual aspect and has panoramic views to Lake Windermere and the fells, a feature fireplace with marble hearth also compliments this room and a door leads to a patio seating area to enable you to enjoy those summer evenings and take in the views. A separate dining room again with views of the fells to enjoy whilst sat eating your meal. The kitchen has all the modern appliances including Siemens double oven, inset Siemens induction hob with extractor over. Integrated Bosch dishwasher and integrated fridge. A breakfast bar/seating area can be found in the kitchen with a door leading to the outside. The utility room off the kitchen provides space for a washing machine and also houses the Worcester central heating boiler. A cloakroom is situated just off the utility room which has a WC and pedestal washbasin.

Stairs lead to a further sitting room which has views of the fells and a door leading to outside. A store room can be found off this room and here you can find access to the integral garage including a wine store.





First Floor

Specifications

Bedroom 1

26' 1" max x 11' 10"
max (7.95m x 3.61m)

Bedroom 2

12' 10" x 12' 2" (3.91m x 3.71m)

Bedroom 3

13' 9" max x 12' 2"
max (4.19m x 3.71m)

Office/Bedroom 4

13' 10" x 6' 11" (4.22m x 2.11m)

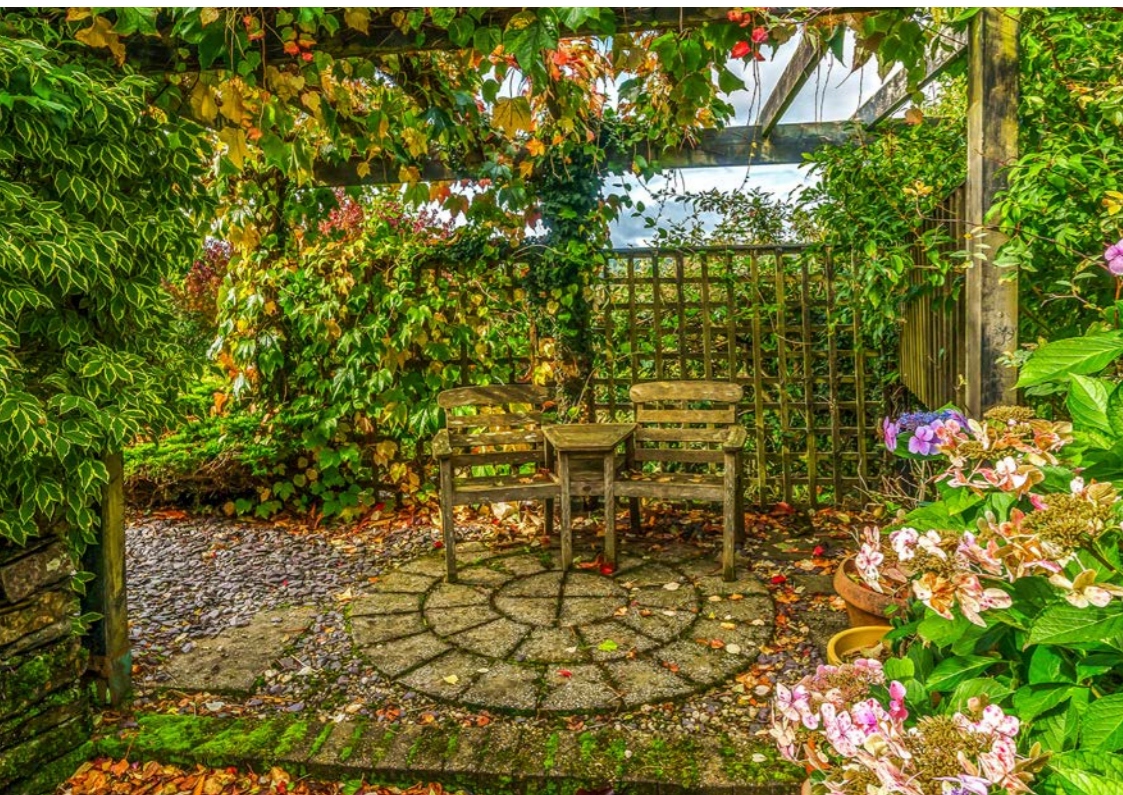
The property has 4 bedrooms with bedroom 4 used currently as an office.

Two of the bedrooms are en-suite, bedroom 1 en-suite comprising of WC, bidet, bath with shower over, separate shower and his and hers washbasins and built in vanity unit and bedroom 2 en-suite comprises of WC, pedestal washbasin and bath with shower over.

There is also a separate shower room with WC, bidet, washbasin with vanity unit and Mira shower.







Outside

To the front of the property is a “drive in drive out” driveway with parking for several cars and a lawned area with mature shrubs and trees. The driveway also leads to the integral garage where further parking can be found. The gardens continue around the property with the large rear garden having superb views of Lake Windermere and the fells, a pond and various shrubs plants and trees. There are steps down to a further lawned area and also a wooded area and it has the benefit of an outside BBQ on one of the many patio seating areas.

Important Information

Services:

Mains gas, water, drainage and electricity.
Double glazed windows and gas central heating.

Any maintenance costs to the private road are shared equally between all the residents of Post Knott.

Energy Performance Certificate:

Available on our website and also at any of our offices.

Council Tax Band :

Westmorland and Furness Council - Band G.

What3Words:

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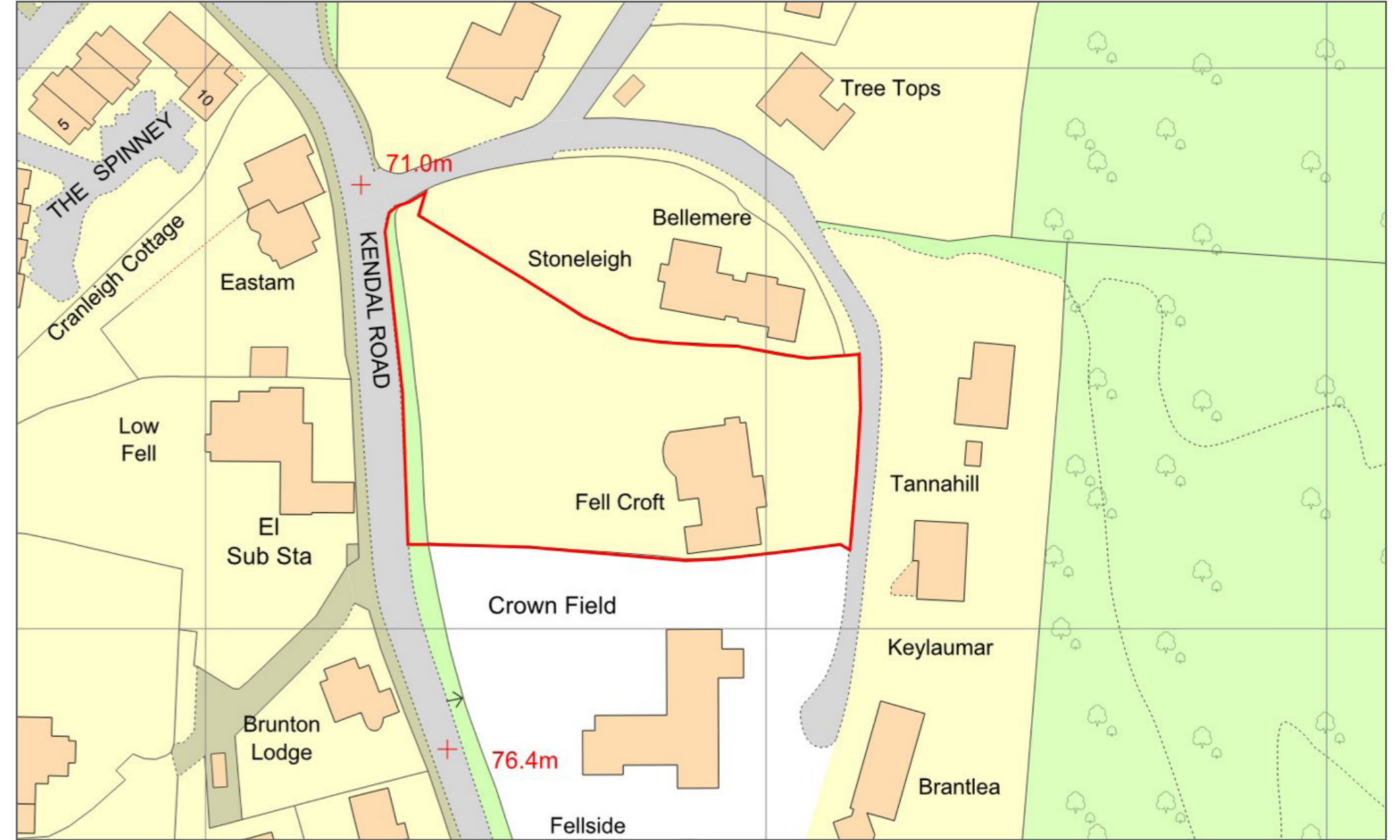
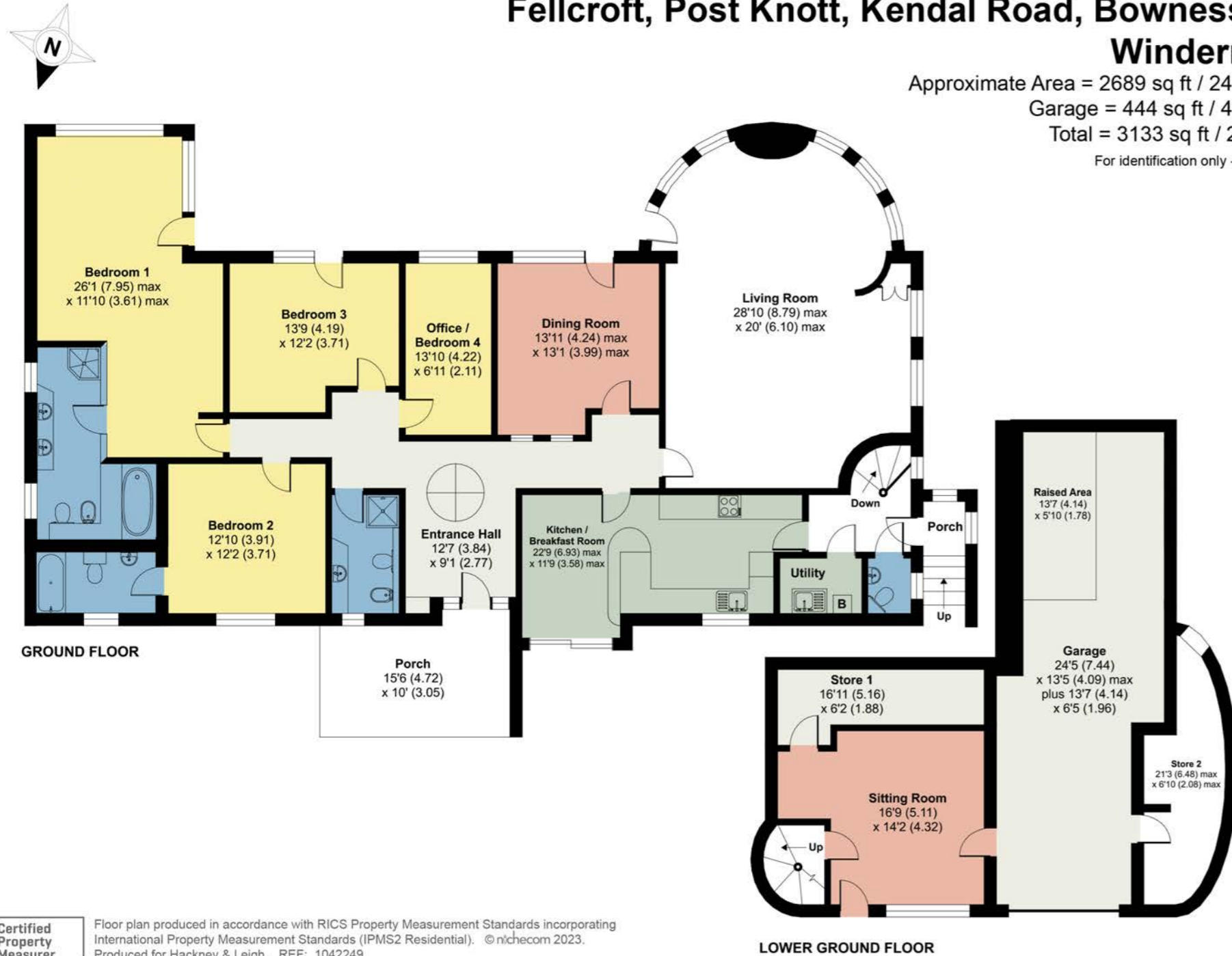
Tenure:

Freehold. Vacant possession upon completion.



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Approximate Area = 2689 sq ft / 249.8 sq m
 Garage = 444 sq ft / 41.2 sq m
 Total = 3133 sq ft / 291 sq m
 For identification only - Not to scale



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Windermere office:

Call us on 015394 44461

windermeresales@hackney-leigh.co.uk

Ellerthwaite Square, Windermere, LA23 1DU

www.hackney-leigh.co.uk

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